

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 9, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 9, 2013 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
John P. Valengavich

Members Absent: Pasquale A. Pepe

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF AUGUST 29, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 29, 2013. The motion passed unanimously.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated September 3, 2013 listing property acquisitions, not in excess of \$5,000, processed during the month of August 2013.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 13-190 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 151-297-023
Grantor: Webster National Bank Association
Property: 5 Wigwam Avenue, Waterbury
Project Purpose: Reconstruction and Widening of Chase Avenue Project
Item Purpose: Acquisition of a 5,055± SF of land, 2,430± SF easement area to construct and maintain a retaining wall and additional compensation for the contributory value of site improvements as well as the existing signage and base.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, September 9, 2013

Page 2

Staff reported that the project generally involves the widening and reconstruction of Homer Street/Chase Avenue in Waterbury. The project activities will include but not be limited to full depth reconstruction, roadway widening, storm drainage improvements, sidewalks, signalization upgrades and curbing. The current phase of the project involves 18 acquisitions. The purpose of the project is to address existing safety and capacity deficiencies on Homer Street/Chase Avenue. The recommended improvements will improve safety and increase capacity by providing two through lanes in each direction and an additional turning lane at each intersection. Staff has requested DOT to provide project information on the second phase, now underway. The overall project will be 80% funded by Federal TIP dollars and 20% by the State local match.

The subject property is a branch bank location for Webster Bank on 0.93 acres (40,510 SF) of commercial land situated on the corner of Chase and Wigwam Avenues, Waterbury. It is in the Commercial Arterial CA zone. The bank building of 2,214 SF and site improvements will not be affected by the proposed taking except as noted below. DOT will acquire the land and easements along the properties Chase Avenue frontage, and pay compensation as follows:

Item		Damages (rounded)
Land in fee simple	5,055 SF @ \$10.00/SF	\$50,500
Easement to construct & maintain retaining wall	2,430 SF @ \$10.00/SF x 50%	\$12,000
Base & wiring for sign	Lump sum	\$ 5,000
Impacted site improvements:	Lump sum	\$ 8,500
Total		\$76,000

The compensation is based on a May 2013 appraisal report by Kloss Appraisal Services, LLC. Citing the lack of sales data for comparable properties, Appraiser Kloss employed the Cost Approach to value the property before and after the taking. The land value component is determined using the Sales Comparison Approach.

Staff recommended that the Board approve \$76,000 in damages for Webster Bank, NA. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by the appraisal report prepared by Kloss Appraisal Services, LLC.

PRB # 13-195 **Transaction/Contract Type:** RE / Agency Assignment
Origin/Client: DAS/OHCA
Property: 450 Capital Avenue, Hartford
Project Purpose: Assignment of Space for the Office of the Health Care Advocate
Item Purpose: Approval pursuant to CGS 4b-29 for assignment of 5,961 NUSF of dedicated space and common area for the newly created Office of Health Care Advocate. The assignment of space is being provided via an inter-agency MOU which includes the use of 23 parking spots at various locations as well as other terms and conditions.

DAS is requesting SPRB approval pursuant to CGS 4b-29 for the assignment of the recently created Office of Health Care Advocate (“OHCA”) to 450 Capital Avenue. The goal is to establish OHCA within state space to facilitate its program goals of working with the public to ensure compliance with the Federal Affordable Health Care Act. The State will be reimbursed all occupancy fees by OHCA through

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, September 9, 2013

Page 3

its subsidized operating budget in the amount of \$98,356.56 annually which shall be paid in monthly installments.

This MOU has been drafted to provide OHCA 5,961 SF of space as well as the use of additional common space on the second floor of 450 Capital Avenue. The agreement also includes the use of 23 parking spots between two designated parking areas. The document provides a termination provision for this agreement upon 180 days notice as well as an acknowledgement that other state agencies located at this complex are not intended to provide administrative, technical or other support functions to OHCA.

SPRB staff has been informed that subject to Board approval this space assignment is planned to occur in early September. Staff recommended approval of the item.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	13-189	Transaction/Contract Type: AE / Commission Letter
Project Number:	BI-RT-844	Origin/Client: DCS/DOE
Contract:	BI-RT-844-ARC	Commission Letter #3
Consultant:	Drummey Rosane Anderson, Inc.	
Property:	Emmett O'Brien Technical High School	
Project Purpose:	Renovations and Additions to Emmett O'Brien Technical High School	
Item Purpose:	Commission Letter #3 to compensate the consultant for various project related scope and program changes as well as design revisions to the roof slope to comply with recent building code revisions for roof pitch requirements.	

Emmett O'Brien Technical High School is a 2-story brick faced improvement constructed and expanded from 1966 through 1979. Project renovation & remodeling will encompass all of the building's existing 123,214± GSF. The project includes 43,640 GSF of new building construction for a total project area of 168,904± SF. In summary, site work includes the demolition & replacement of 2 tennis courts, resurfacing 4 tennis courts, replacing the running track surface, the installation of new trees, shrubs, ground cover and lawn and new fencing, gates, site lighting, storm drainage systems, curbing and the reclamation of surface parking. On 01/09/2006, the Board approved the architect's contract, dated 03/29/06, with Drummey Rosane Anderson, Inc. (DRA) for a total fee of \$2,493,760 on the basis of a \$29,669,000 Construction Budget. Total Project Budget was estimated at \$41,025,000. Coincident with the 1st Amendment (PRB #07-89), construction and total project budgets increased to \$37,456,000 and \$52,367,000.

In April 2009 the original project design-bid-build construction documents were completed by DRA and accepted by DPW. The project was never put out to bid and DPW subsequently notified the Architect that the project was to be put on hold. In mid-2010, a restart of the project was approved by OPM and DPW. Although, since that time DPW now known as DCS has identified issues with the overall project scope, changes to the Life Safety Code, new DEEP permit requirements, ADA grant compliance/implementation, additional degradation of existing building systems and the identification of PCB caulking in the facility. Furthermore, DCS has also implemented procedural changes on projects of this size and complexity by implementing a Construction Manager at Risk delivery method versus the traditional Design-Bid-Build method. The overall project budget and construction budget are \$77,671,501 and \$53,678,501 respectively.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, September 9, 2013

Page 4

Staff reported that Commission Letter #3 in the amount of \$96,820 will modify DRA's contract to allow the architect to provide additional design services for the redesign of the facility under a revised and larger programmatic scope to include the Automotive Program, Machine Shop Program, and HVAC and Plumbing Programs. The Electronics Program will be discontinued in favor of a new Information Systems Design Program. The commission letter also includes additional design work required to modify the previously designed roof pitch slope to comply with the latest version of the State Building Code. Staff recommended that the Board approve this contract amendment for DRA, whose base fee as a percentage of Construction Budget is **6.54%** whereas the maximum guideline rate for this Group B construction project is 9.50%.

OTHER BUSINESS – DISCUSSION ON PENDING FILE

PRB #	13-068	Transaction/Contract Type:	RE / Lease-Out
Origin/Client:	DOT / DOT		
Project Number:	7001-MISC-1416		
Lessee:	First Student, Inc.		
Property:	Located along New Haven Rail line adjacent to 122 Selleck St., Stamford		
Project Purpose:	Lease of vacant land, DOT Agreement No. 6.05-01(12)		
Item Purpose:	Five year lease with two-five year renewal options for approximately 15,943 ± SF of land to be used for bus parking. The agreement will require the grantee to install a suitable permanent barrier along the lease area boundary adjacent to the existing rail line which will be reviewed and approved by the Metro-North Railroad Company		

PRB #13-068 is a new 5 year lease agreement with First Student, Inc. for 0.366 acre which abuts a 2.06 acre parcel owned by the First Student. Upon its initial review, the Board recommended that DOT revise clauses regarding possible rent credits to be allowed the Lessee. DOT has prepared revisions to the lease agreement, which were discussed by the Board. No Board action is required at this time.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-189- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-189. The motion passed unanimously.

PRB FILE #13-190- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-190. The motion passed unanimously.

PRB FILE #13-195- Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-195. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary